| 075.0 | 0005 | 0001.0 | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 818,300 / | 818,300 |
| | | | | | USE VALUE: | 818,300 / | 818,300 |
| | | | | | ASSESSED: | 818,300 / | 818,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 24 | | INTERVALE RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | CARSWELL CLAIRE G |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 24 INTERVALE RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | VALLARELLI MARIANNE - |
| Owner 2: | - |
| Street 1: | 24 INTERVALE RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1678 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6414.000 | 385,600 | 4,000 | 428,700 | 818,300 |
| Total Card | 0.147 | 385,600 | 4,000 | 428,700 | 818,300 |
| Total Parcel | 0.147 | 385,600 | 4,000 | 428,700 | 818,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 487.78 /Parcel: 487.78

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 47639

**GIS Ref**

**GIS Ref**

**Insp Date** 11/08/18

!6288!

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

**Parcel ID** 075.0-0005-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 385,600 | 4000 | 6,414. | 428,700 | 818,300 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 373,900 | 4000 | 6,414. | 428,700 | 806,600 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 373,900 | 4000 | 6,414. | 428,700 | 806,600 | 806,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 293,700 | 4000 | 6,414. | 428,700 | 726,400 | 726,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 293,700 | 4000 | 6,414. | 367,500 | 665,200 | 665,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 293,700 | 4000 | 6,414. | 343,000 | 640,700 | 640,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 293,700 | 4000 | 6,414. | 294,000 | 591,700 | 591,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 277,500 | 4000 | 6,414. | 263,300 | 544,800 | 544,800 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 03:38:55 |

**LAST REV**

| Date | Time |
|---|---|
| 12/17/19 | 08:45:53 |
| danam | |

**PAT ACCT.** 6288

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 47639 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

**TAX DISTRICT**

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| VALLARELLI MARI | 49963-269 | | 8/17/2007 | | 560,000 | No | No | | |
| NIAKAROS JOHN S | 40359-547 | | 8/7/2003 | Family | 1 | No | No | | |
| NIAKAROS JOHN S | 30554-276 | | 8/17/1999 | Convenience | 1 | No | No | | |
| JOY PHYLLIS | 29231-516 | | 10/16/1998 | | 318,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/12/2019 | 862 | Re-Roof | 14,500 | C | | | | |
| 5/21/1997 | 267 | Re-Roof | 3,000 | | | | | REAR |
| 7/7/1993 | 243 | Re-Roof | 2,000 | | | | | FRONT |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/8/2018 | Inspected | CC | Chris C |
| 10/25/2018 | MEAS&NOTICE | BS | Barbara S |
| 2/18/2009 | Meas/Inspect | 189 | PATRIOT |
| 12/3/2008 | MLS | MM | Mary M |
| 3/20/2004 | External Ins | BR | B Rossignol |
| 10/21/1999 | Measured | 263 | PATRIOT |
| 7/28/1993 | | RV | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6414 | | Sq. Ft. | Site | | 0 | 70. | 0.95 | 4 | | | | | | | | | 428,695 | | | | | | 428,700 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.14725 | Total SF/SM: | 6414 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 428,695 | Spl Credit | | Total: | 428,700 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 3 - Gambrel | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1926 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Fair |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.27589417 |
| Const Adj.: | 1.00719976 |
| Adj $ / SQ: | 167.060 |
| Other Features: | 84800 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 473764 |
| Depreciation: | 88120 |
| Depreciated Total: | 385644 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | 1 | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

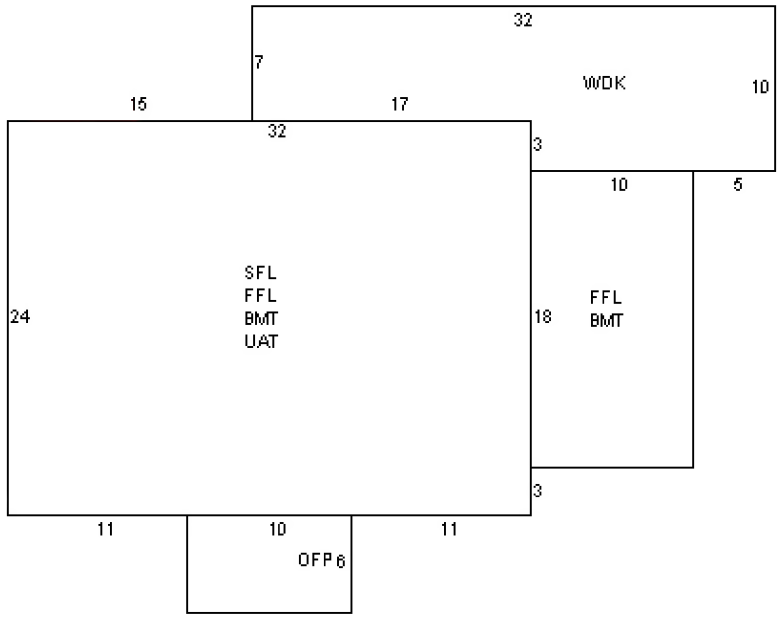
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 183.77 |
| Special Features: | 0 | Val/Su Net: | 122.53 |
| Final Total: | 385600 | Val/Su SzAd | 229.85 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 948 | 50.120 | 47,512 |
| FFL | First Floor | 948 | 167.060 | 158,373 |
| SFL | Second Floor | 730 | 167.060 | 121,887 |
| WDK | Deck | 269 | 9.790 | 2,633 |
| UAT | Upper Attic | 192 | 66.820 | 12,830 |
| OFP | Open Porch | 60 | 44.320 | 2,659 |
| | Net Sketched Area: | 3,147 | Total: | 345,894 |
| Size Ad | 1677.5999 | Gross Area | 3761 | FinArea 1678 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| SFL | 95 | | | | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 075.0-0005-0001.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 18X20 | A | FR | 1926 | 21.94 | T | 50 | 101 | | | 4,000 | | | 4,000 |

| | | | | | |
|---|---|---|---|---|---|
| More: N | Total Yard Items: | 4,000 | Total Special Featues: | | Total: 4,000 |

## IMAGE

AssessPro Patriot Properties, Inc